



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Glen Street, Colne, BB8 9EW

Offers Over £115,000

AN OUTSTANDING, FULLY RENOVATED MID TERRACED PROPERTY

Situated within the heart of the ever popular, charming town of Colne, this exceptional mid-terraced house has been fully renovated to an immaculate standard. With three well-proportioned bedrooms, a thoughtfully designed loft conversion which makes a perfect third bedroom, ideal for families or those needing extra space. Upon entering, you will be greeted by two inviting reception rooms that provide ample living space, perfect for both relaxation and entertaining. The modern fixtures and fittings throughout the home enhance its appeal, creating a contemporary yet warm atmosphere. The property is a complete blank canvas, allowing potential buyers the opportunity to personalise it to their taste and style. One of the standout features of this home is its readiness for immediate occupancy, as there is no chain delay. This means you can move straight in and start enjoying your new home without the hassle of waiting. The combination of modern amenities and classic charm makes this property a rare find in the current market. Whether you are a first-time buyer, a small family, or looking to downsize, this mid-terraced house on North Street is a fantastic opportunity. With its prime location and exceptional presentation, it is sure to attract considerable interest. Do not miss your chance to make this delightful property your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

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Offers Over £115,000

**3****1****2****D**

- Tenure Leasehold
 - On Street Parking
 - Ideal First Time Buy
 - Easy Access To Major Network Links
- Council Tax Band A
 - Viewing Essential
 - Ready To Move Into
- EPC Rating D
 - Fully Renovated
 - Ample Rear Yard Space

Ground Floor

Entrance

Composite double glazed frosted door to reception room one.

Reception Room One

12'10 x 10'4 (3.91m x 3.15m)

UPVC double glazed window, central heating radiator, spotlights and oak door to inner hall.

Inner Hall

3'1 x 2'5 (0.94m x 0.74m)

Oak door to reception room two and stairs to first floor.

Reception Room Two

12'10 x 11'8 (3.91m x 3.56m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, under stairs storage and oak door to kitchen.

Kitchen

10'11 x 6'5 (3.33m x 1.96m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, wood effect surface, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer and washing machine, integrated Ideal boiler, spotlights, wood effect lino and UPVC door to rear.

First Floor

Landing

8'11 x 8'2 (2.72m x 2.49m)

Smoke alarm, spotlights, oak doors to two bedrooms and shower room, door to stairs to second floor.

Bedroom One

12'10 x 8'1 (3.91m x 2.46m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

Shower Room

8'6 x 5'11 (2.59m x 1.80m)

UPVC double glazed frosted window, heated towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevation, spotlights and tiled floor.

Second Floor

Bedroom Three

14'4 x 11'7 (4.37m x 3.53m)

Velux window, central heating radiator, smoke alarm.

External

Rear

Enclosed yard with outbuilding.

Front

Slate chip garden.



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